

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8/10-14 CLYDE STREET SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$569,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/14 WARRIGAL ROAD SURREY HILLS VIC 3127	\$625,000	11-Sep-24
9/47 YERRIN STREET BALWYN VIC 3103	\$570,000	22-Nov-24
7/8 ALBION STREET SURREY HILLS VIC 3127	\$565,000	17-Oct-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 February 2025



**1/14 WARRIGAL ROAD SURREY  
HILLS VIC 3127**

2 1 1

Sold Price

**\$625,000**

Sold Date

**11-Sep-24**

Distance

**1.63km**



**9/47 YERRIN STREET BALWYN VIC  
3103**

2 1 1

Sold Price

**\$570,000**

Sold Date

**22-Nov-24**

Distance

**0.88km**



**7/8 ALBION STREET SURREY  
HILLS VIC 3127**

2 1 1

Sold Price

**\$565,000**

Sold Date

**17-Oct-24**

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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